

Northwest Arena
SEPA Application to City of Tukwila

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Project Description: Multi-Purpose Sports and Entertainment Arena

Project Location: City of Tukwila, King County, Washington.

King County Parcel Nos.:
2423049014, 0005800011, 0005800032, 0005800014, 0005800025,
0005800026, 0005800034, 0005800035, 0005800028, 0005800029,
2423049034, 2423049137

Comprehensive Plan Designation: Tukwila Urban Center

Zoning District: Tukwila Urban Center, Transit Oriented Development

RLB Holdings Sports and Entertainment, LLC (the "Applicant") submits this application for SEPA review related to permits and approvals necessary to construct a privately financed and owned multi-purpose sports and entertainment arena, including a Development Agreement under Chapter 18.86 of Tukwila Municipal Code (TMC); street vacation(s); parking determination; design review, and other necessary approvals. The Proposal consists of a proposed arena and an ancillary parking structure, which will be located on multiple parcels located east of West Valley Highway (SR 181) and west of the Burlington Northern Railroad lying between Longacres Way on the south and Interstate 405 on the north (Exhibit 1, Vicinity Map). The Applicant or associated entities own or control parcels needed for the Proposal, as shown on the Vicinity Map. See attached Affidavit (Attachment A).

The Proposal is located within the Transit-Oriented Development (TOD) Neighborhood of the Tukwila Urban Center (TUC). In June 2014, the City adopted the Southcenter Subarea Plan for the TUC and TOD Neighborhood. The Subarea Plan sets out policies, goals and objectives for transforming the TUC into a high-intensity mixed-use urban center, and encourages redevelopment of underutilized properties. The City published a Draft and Final Supplemental Environmental Impact Statement (SEIS) in connection with adoption of the Subarea Plan that covered a broad range of land use and associated environmental impacts that are likely to result from its implementation. The City's programmatic SEIS for the Southcenter Subarea Plan covers many of the probable environmental impacts associated with the Proposal. The project EIS will focus on those site specific conditions and impacts that were not available for study at the time of the TUC and TOD Neighborhood. The City will determine the scope of the EIS for the Northwest Arena Proposal following the scoping process. Because an EIS will be prepared, a checklist is not submitted with this application, as provided under WAC 197-11-315.

As provided in TMC Chapter 18.86, this SEPA application describes how the proposed arena addresses or complies with, or will address or comply with:

1. Tukwila Plans and Policies
2. Tukwila Development Regulations, and
3. the State Environmental Policy Act (SEPA) (Chapter 43.21C RCW; Chapter 21.04 TMC)

The process for review of the proposed Northwest Arena is expected to follow these steps:

1. City review and acceptance of this application as complete for the purposes of commencing SEPA review for the proposed Northwest Arena and associated permits and approvals;
2. Preparation, circulation and completion of an Environmental Impact Statement under the provisions of SEPA and TMC Title 21;
3. Review and city action on the various approvals and permits required by the applicable sections of the TMC; and
4. Simultaneous review and action by other agencies with jurisdiction (if any) for the project

Project Overview

The proposed Northwest Arena includes construction of a privately financed and owned multi-purpose arena to host a variety of types and sizes of events. The Proposal would include an arena building, public-oriented spaces and plazas and a structured parking garage. The Northwest Arena's maximum attendance capacity would be up to about 19,500 people depending on the event and configuration and is expected to host about 230 events each year. A majority of the events are anticipated to be scheduled for evenings and weekends. In general, concerts and similar events could be configured to

accommodate the highest capacity at 19,500, with sporting events which include professional and special sport events having a lower capacity between 17,500 and 18,500. Corporate events would also be held at the arena and capacity would depend on the type of function. As a multi-purpose venue with a variety of uses, attendance for many events would range from 10,000 to 15,000 guests.

The City has determined that a multipurpose arena facility including spectator sports events is considered to be an outright permitted use in the TUC-TOD zoning District east of the Green River. See Tukwila Code Interpretation, April 29, 2015.

The arena building footprint will be approximately 195,000 square feet and be situated to front West Valley Highway (SR 181), Longacres Way, South 156th Street, and extend to the eastern limits of Nelson Place which would require a street vacation to accommodate the arena building footprint. The Concept Plan proposes to obtain an access easement or agreement across PSE right of way as needed for the Proposal and adjacent properties, and may propose to relocate 156th Street slightly to the north. The design concept is for an arena with an estimated 140 foot height (Exhibits 2 and 3, Conceptual Site Plan and Conceptual Elevations).

The arena design is proposed to achieve U.S. Green Building Council LEED (Leadership in Energy and Environmental Design) Silver Certification. The arena façade at street level will incorporate architectural features such as lighting, special entrance treatments, façade articulation, windows, building material variation and other elements to create a memorable built environment. Building design would be subject to design review under Chapter 18.60 TMC.

The interior of the arena would include public-oriented spaces and plazas to support concessions and other ancillary activities required for both entertainment and sporting events. The facility will be designed to incorporate exhibition space, meeting rooms, administrative offices, as well as accessory parking. Ancillary and potential street-level retail and restaurant uses are also being contemplated.

Public-oriented plazas and walkways will be constructed adjoining and approaching the new arena primarily in the area east of the arena. These public spaces will enhance the approach and entry experience and promote strong pedestrian access and circulation.

Parking would be provided as part of the arena and would include a structured parking garage west of the Burlington Northern Railroad. Additional surface parking is anticipated to be secured through use agreements with property owners in the surrounding area. Total parking will be sufficient to conform to Tukwila requirements and adequately serve those attending events at the arena.

The Northwest Arena would be located north of the Tukwila Station served by rail including both Sound Transit Sounder and Amtrak trains. The station is also served by King County Metro's RapidRide which provides connections to the Tukwila Transit Center and to Sound Transit's Tukwila International Boulevard Link Light Rail Station. The proposal would leverage existing transit service and work with transit agencies to enhance service to reduce traffic impacts and parking needs.

Conformance with Tukwila Plans and Policies

The Northwest Arena Proposal is located within the area confirmed by the Code Interpretation, where it is a use permitted outright. The Northwest Arena would conform to the City of Tukwila's plans and policies for the TUC and TOD, provided that certain development standards may be requested to be modified through a Development Agreement, as allowed under TMC 18.86.030. The Northwest Arena

proposal will advance the Goals, Objectives, and Polices that have been identified by the City of Tukwila, specifically in the Southcenter Subarea Plan. The Southcenter Subarea Plan contains numerous relevant Planning Principles, Goals, and Objectives for transforming the TUC into a high-intensity mixed-use urban center, and encourages redevelopment of underutilized properties.

Southcenter Subarea Community Intent

The Northwest Arena supports Subarea Plan Community Intentions:

1. Bolster the Southcenter area's market position as the primary regional shopping and entertainment center for South King County.

Comment: The arena project will add a new set of entertainment offerings to the Southcenter area that will complement the already strong regional shopping activity. This will further strengthen the Southcenter area's position as a regional destination.

Southcenter Subarea Planning Principles

The Northwest Arena supports many Subarea Planning Principles including:

Make Great Streets

The Northwest Arena lies along the West Valley Highway which is designated as a Commercial Corridor by the SSP. Development of the arena will support and help implement conversion of the West Valley Highway into a Great Street consistent with the Southcenter Subarea Plan.

Create a Memorable Built Environment

Arenas can be iconic features of the urban environment and help to define great places and the Northwest Arena will be a dramatic and memorable addition to Tukwila's urban environment.

Make Great Public Spaces

The Northwest Arena will be a great public-oriented space. The arena will enhance community identity and foster civic pride. It will create a unique character distinguishing Tukwila from other regional centers.

Southcenter Subarea Objectives

The Northwest Arena supports many Subarea Planning Objectives including:

Objective 1: Promote investment into the full range of retail and entertainment uses in Southcenter.

Comment: This project will incorporate and catalyze a full range of entertainment and ancillary uses within the SSP area.

Objective 4: Improve walkability and begin developing a framework for the longer term transition to more urban forms of development...

Comment: The arena project will improve walkability in the eastern portion of the SSP by increasing urban development within the Transit Oriented Development (TOD) District.

Objective 5: Transit Oriented Development. Leverage the new bus transit center and refurbished Sounder commuter rail station to stimulate investor interest in developing a transit-oriented, mixed-use housing, retail and office neighborhood in Southcenter.

Comment: This project will help leverage and stimulate investor interest in the TOD District surrounding the proposed arena.

Anticipated Permits and Approvals

The Northwest Arena is a unique and special project opportunity for the City of Tukwila. The SEPA review required for the project is related to the permits and approvals necessary to construct the multi-purpose arena. The Applicant anticipates the following permits and approvals to be needed for the Proposal:

1. Parking Determination and Modification consistent with TMC 18.56.100, 18.56.065, 18.56.010, and 18.56.120
2. Development Agreement to address building use, size and intensity; design and development standards including maximum height, setbacks, roads standards, utilities, project landscaping and streetscaping, and other development features; project mitigation measures consistent with chapter 43.21C RCW and TMC Title 21; agreement regarding any applicable impact fees; project vesting and process and procedures for subsequent permitting; build-out timing and phasing; street vacations and dedications as needed; and other provisions as allowed under RCW 36.70B.170 et seq.
3. Design Review
4. Street Vacation
5. Sensitive Areas review
6. Utilities connections
7. Demolition, grading, foundation and building permits
8. Other permits or approvals identified as necessary

Compliance with SEPA

The City's programmatic SEIS for the Southcenter Subarea Plan covers many of the probable environmental impacts associated with the proposal. In addition, consistent with the provisions of WAC 197-11-315(1)(b) and TMC 21.04.080, the Applicant agrees to the preparation of an Environmental Impact Statement (EIS) for the Northwest Arena to supplement the environmental review completed for the Southcenter Subarea Plan. The City of Tukwila will determine the scope and schedule for the EIS. As of the date of this application, based on existing environmental documents the scope of the EIS is expected to address the following elements – applicable site specific conditions identified in the City of Tukwila Endangered Species Act Screening Checklist; air; land use and aesthetics; and transportation including parking, vehicle traffic, transit, and the movement and circulation of people. Other elements will be identified through the scoping phase of the EIS. Completion of the EIS will precede execution of the Development Agreement and other required permits. The EIS will also frame and more thoroughly define the size, location and configuration of parking facilities and other transportation related improvements.